



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

RECEIVED
Department of Planning & Zoning

JAN 30 2015

Zoning Evaluation Division

January 14, 2015

Subhadra Parajuli
13133 Quail Creek Lane
Fairfax, VA 22033

Re: Special Exception Application SE 2014-SP-047

Dear Ms. Parajuli:

At a regular meeting of the Board of Supervisors held on January 13, 2015, the Board approved Special Exception Application SE 2014-SP-047 in the name of Subhadra Parajuli, d.b.a. The Happy Rainbow Daycare. The subject property is located at 13133 Quail Creek Lane, on approximately 1,500 square feet of land, zoned PDC and WS in the Springfield District [Tax Map 55-1 ((16)) (5) 46]. The Board's action permits a home child care facility, pursuant to Sections 6-205, 6-206 and 8-305 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted only for the home child care use as indicated on the special exception plat approved with the application, titled, "Plat Showing House Location On Lot 46, Land Bay 4D, Section 5 Fair Lakes" prepared by Dominion Surveyors, Inc., dated February 28, 2007, and revised by the applicant, Subhadra Parajuli, on July 29, 2014, as qualified by these development conditions.
2. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat, consisting of an annotated copy dated, of the House Location Survey and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
3. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

Office of the Clerk to the Board of Supervisors

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/bosclerk>

4. The hours of operation for the home child care facility shall not exceed 7:00 a.m. to 6:00 p.m., Monday through Friday.
5. The dwelling that contains the home child care facility shall be the primary residence of the provider.
6. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
7. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility.
8. The approval of the use is contingent upon the applicant's continued right to use the parking spaces, tot lots or other common amenities necessary for the operation of the home child care.
9. There shall be no signage associated with the home child care facility.
10. All outdoor play equipment shall conform to all applicable state regulations and standards.
11. The shed shall remain locked during the hours of the home child care.
12. Approval of this use is contingent upon maintenance of a state license for the children on-site at the home child care facility.
13. Any portions of the dwelling associated with the home child care facility that is used as a children's sleeping area shall be located in a room with proper emergency egress as defined by the Virginia Uniform Statewide Building Code.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall take effect upon approval by the Board of Supervisors.

Sincerely,

A handwritten signature in black ink, appearing to read "Catherine A. Chianese".

Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Pat Herrity, Springfield District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX

APPLICATION No:

ATTACHMENT 1B

SE 2014-SP-047

Department of Planning and Zoning
Zoning Evaluation Division12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

(Staff will assign)

RECEIVED

Department of Planning & Zoning

MAR 31 2014

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME	SUBHADRA PARAJULI P.B.A. The Happy Rainbow Daycare	
	MAILING ADDRESS	13133 QUAIL CREEK LN, FAIRFAX, VA, 22033	
	PHONE HOME	(703) 222-0743	WORK (703) 222-0743
	PHONE MOBILE	(703) 659-3369	EMAIL Subhparajuli@hotmail.com
PROPERTY INFORMATION	PROPERTY ADDRESS	13133 QUAIL CREEK LN, FAIRFAX, VA, 22033	
	TAX MAP NO. (Map #)	055-1-16-05-0046	SIZE (ACRES/SQ FT) (Land Area) 1.500
	ZONING DISTRICT (Zoning Description)	PDC/WS	MAGISTERIAL DISTRICT (District Name) SPRINGFIELD #10
	ZONING ORDINANCE SECTION	8-305	
SPECIAL EXCEPTION REQUEST INFORMATION	PROPOSED USE	HOME CHILD CARE FACILITY (CENTER)	
	NAME		
AGENT/CONTACT INFORMATION	MAILING ADDRESS	SAME AS ABOVE	
	PHONE HOME ()	WORK ()	
	PHONE MOBILE ()	EMAIL	
	MAILING	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact	
The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.			
SUBHADRA PARAJULI		32051	
TYPE/PRINT NAME OF APPLICANT/AGENT		SIGNATURE OF APPLICANT/AGENT	

DO NOT WRITE IN THIS SPACE

Date Application accepted:

July 31, 2014

Application Fee Paid: \$

435.00

SE 2014-SP-047
Zoning Application Closeout Summary Report

Printed: 1/27/2015

General Information

APPLICANT: SUBHADRA PARAJULI D/B/A THE HAPPY RAINBOW DAYCARE
DECISION DATE: 01/13/2015
CRD: NO
HEARING BODY: BOS
SUPERVISOR DISTRICT:
ACTION: APPROVE
STAFF COORD: CARMEN BISHOP

DECISION SUMMARY:

ON JANUARY 13, 2015, THE BOARD UNANIMOUSLY APPROVED SE2014-SP-047 ON A MOTION BY SUPERVISOR HERRITY, SUBJECT TO DEVELOPMENT CONDITIONS DATED DECEMBER 23, 2014.

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				PDC	1,500.00 SQ FEE

Tax Map Numbers

055-1- /16/05/0046-

Approved Land Uses

Zoning District: PDC

	APPROVED RESIDENTIAL DEVELOPMENT			APPROVED NON-RESIDENTIAL DEVELOPMENT		
<u>LAND USE</u>	<u>DWELLING</u> UNITS	<u>LAND AREA</u>	<u>NO. OF</u> ADU'S	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
CHCR/HOME						
TOTAL						

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 12-23-2014

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
OUTDOOR PLAY AREA	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLAT	01-01-0001	0	N/A	0	01-01-0001
MINOR MODIFICATIONS	01-01-0001	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	0	01-01-0001